

The Town of Ballston's third annual State of the Town address was held by the Town Supervisor on Tuesday evening, January 16, 2018 at 6:30 p.m. at the Town Hall on Charlton Road.

PRESENT: Tim Szczepaniak Supervisor  
John Antoski Councilman  
Carol Gumienny Clerk  
Debra Kaelin Town Attorney

ABSENT: Bill Goslin Councilman  
Chuck Curtiss Councilman  
Kelly Stewart Councilwoman

Supervisor Szczepaniak called the meeting to order at 6:30 p.m. and the Pledge of Allegiance was recited.

Supervisor Szczepaniak stated it was another great year for the Town. He welcomed Town Attorney Deb Kaelin as our new Town Attorney in May of 2017. It will be a busy year in 2018 with the following projects:

- Sewer Projects - Ballston Lake, Rte. 50 & Carpenters Acres
- Address Water Infrastructure & Revenue Issues. New Committee formed.
- Town Finance
- Implement Park Master Plan
- New Town Park - Fireman's Grove
- Comprehensive Zoning Implementation – Jan. 30th
- Rte. 50 Corridor Improvements
- Microenterprise Grant (200K)
- Emergency Management
- Improved Communications – Baker Public Relations

Supervisor Szczepaniak read his Committee list for 2018

Buildings and Grounds: Curtiss/Antoski

Personnel: Szczepaniak/Stewart

Insurance: Antoski

Library: Stewart

Audit: Town Board

Water: Goslin, Szczepaniak, Whalen, Borthwick, Kaelin and others TBD

Parks: Stewart/Antoski

Sewer: Goslin/Szczepaniak

Collective Bargaining: Szczepaniak/Whalen

Farmland: Curtiss

Planning/Zoning: Lead: Marruso, Antoski/Curtiss

Community Development: Goslin and TBD

Emergency Services: Curtiss

## **TOWN FINANCES**

- Sales Tax & Mortgage Tax Revenues exceeded 2017 projections for the Town of Ballston
- Board maintained prudent spending within Budget Parameters
- Increased Water Fund financial transparency lead to Board commitment to address issues
- Ballston Lake Sewer financial process on track with timely billing & payments in addition to heightened commitment to proper process
- Planned Budgeting allowed Board to continue to address Zoning/Planning framework & pursue gathering appropriate data for a possible Rte. 50 Sewer Project
- New Financial Report implemented for Monthly Town Board Meetings
- “No Designation Status” rating from Comptroller’s Office which means we are not susceptible to fiscal stress

## **SEWERS**

### **Ballston Lake Project**

- Map, Plan & Report dated July 9, 2015 was approved by Ballston Town Board
- Identifies parcels within district and equivalent dwelling units (EDU) assigned

- Identifies annual costs to homeowners of \$907/year/EDU
- Data: 2 Towns: Ballston and Clifton Park, 700 parcels total; 560 EDUs in Ballston, 91 EDUs in Clifton Park;
- 10.2 Million Dollar Project; \$2.55 Million Dollar Grant from Environmental Facilities Corporation
- New Pump Station on Main St. Project goes out to bid this year
- Project will start in late 2018 / early 2019 which Clifton Park parcels will be included
- The project applied for a grant and a low interest loan. The Town received a \$2.55 million grant for the project and will finance the remaining \$7.65 million loan (½ at 0% interest, ½ at 1.17% interest).

### **Route 50 Project**

- One time “Unique Opportunity” to connect to the Ballston Lake Sewer System
- Public Hearing to be conducted on Jan. 25 2018 at 6 p.m.
- 2 Watersheds (Ballston Lake & Alplaus Kill going to the Mohawk)
- Map, Plan & Report created
- Cost/EDU is lower than the threshold for Town created sewer districts (\$926 vs \$995)
- Public Sessions for more information will be held during February & March
- School District – largest user and a forum planned
- 527 parcels
- Ballston is above subsidy line in the 2018 Intended Use Plan for EFC – potential for a reduced interest rate and grants
- Referendum – tentative, Monday April 9th

### **Carpenters Acres Project**

The preliminary feasibility report has been completed. A Map, Plan and Report will need to be done and a vote will be determined at a time to be announced.

### **WATER INFRASTRUCTURE AND REVENUE ISSUES**

- Losing 38% of our water
- Aging Infrastructure including meters
- If we do “Nothing” this fund will be “Bankrupt”
- 180K ad valorem to Glenville annually (Contract ends 2022)
- Various age meters are currently being tested
- Other water sources must be researched & identified
- Water Rates increased \$0.25 for the next 4 billing cycles vs. a one-time large increase which should make it more palatable for water users
- Applied for 100K grant from Senator Tedisco
- New Water Committee formed
- Need to be creative and look at various options
- Committee recommendations both long & short term for implementation

### **PARKS AND TRAILS:**

- Working with County/State to fund and build sidewalks that would provide safe passage to schools and increase access to fitness trails (Ballston Lake Trail likely to be extended south to Blue Barnes Road, past Fireman’s Grove)
- Committee Working on implementation of a “Park Master Plan”
- Develop park lands for passive/active enjoyment and fitness.
- Anchor Diamond Park at Hawkwood - 247 Acre Park donated to our town through Frank Shizdick estate
- Jenkins Park – Wonderful park and used often
- Active Recreation - P&R Committee to search for potential location
- New park coming soon! Fireman’s Grove, 12 acres, \$145,000

Zoning changes are happening this year. Major themes will be incorporated to bring zoning consistent with the Town’s Comprehensive Plan.

### **EMERGENCY MANAGEMENT:**

- Committee meets regularly
- Emergency plan implemented
- Table top Exercise conducted in Community Room

- Plan reviewed by Town Board
- NIMS Certification - Town Board
- Emergency Management Training
- Drills to be planned
- Interface at County level
- Grant funding opportunities
- Board supports mission

#### **NEW BUSINESS POTENTIAL:**

- CVS - In Progress
- Stewart's - "Frontier Town" to be demolished in May. Major improvement to Town Gateway.
- USA Gas - Soils have been remediated. Owner has funding issues.
- New Medical Complex across from post office - 35K SF complex with 100 new jobs. 2nd largest employer in Town
- Vander Molen Super 50 - Fire equipment maintenance vendor. Specialized line of service
- Rossi Project - Discussions with grocer.
- Expansion of Stewart's on Northern end
- Brookline Rd. (old Getty Gas) – Planning Board Review for new gas station
- Lansing Project – Old Slices Golf Course Corner of Rte. 50 and Charlton Rd.

#### **ACCOMPLISHMENTS:**

- 2018 Budget under tax cap
- Town Financials - Excellent rating by Comptroller's Office
- Major Grant received for Lake Sewer Project (Prev. Year)
- Lake Sewer Project in Full Design Phase
- Rte. 50 Sewer Project Review initiated, Map, Plan & Report voted in favor to move forward
- Carpenters Acres Sewer Project in progress
- 200K Microenterprise Grant - five new businesses selected by committee and granted Town Board approval
- Approval granted for New Western Star highway truck
- Grant Funding approval for new fuel station
- Hired new Building Dept. Fire Inspector (Part Time)
- Succession Planning to fill vacancies - Planning Board Chairman
- Recognized Calvary Church for making National Register
- Town Board & many others worked closely with Zoning Consultant to update comprehensive plan. Major effort
- Conduct monthly staff meetings
- Offered two options for health care to all employees
- Highway Superintendent worked closely with Burnt Hills Fire Department to supply new fire dept. with 600 truckloads of gravel. Sold gravel already at highway garage
- Town Board approved water hookup for new fire Dept. even with Town in current Ag & Markets litigation
- Continue with two water sources (SCWA/Glenville)
- Volunteers - Could not exist without them
- Town, Planning & Zoning Boards and ALL Departments continue working hard for YOU!!!

Supervisor Szczepaniak closed his presentation with the following:

The Success of Teamwork: "Teamwork divides the task and multiplies the success"

Supervisor Szczepaniak opened the floor to questions and/or comments.

*Angela McFarland* of the Ballston Journal had four questions for the Board:

How many lawsuits are there currently against the Town of Ballston? Ms. Kaelin, replied three. Is Dolomite getting a bigger asphalt plant? The Supervisor stated due to current litigation this cannot be discussed.

Do you have a comment of the alleged statement that the Town continues to allow PUDDs that violate Town zoning laws? The Supervisor questioned what the violation is? Ms. Kaelin stated a PUDD is separate zoning; if there is separate zoning you are not violating anything because you

are creating separate legislation.

Are there any efforts to attract large retailers or fast food chains for shopping amenities?

Supervisor replied not to that magnitude. Town residents want small businesses.

*Town resident Wes DeVoe* stated our Town needs a restaurant and a hotel to accommodate the possibility of a sports complex. He stated the Town should go out and get the businesses they want to have in Town. He also wondered how the USA Gas Station can compete with the new Stewarts on Lakehill Road and Route 50.

The Supervisor thanked everyone for attending. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Carol A. Gumienny  
Town Clerk